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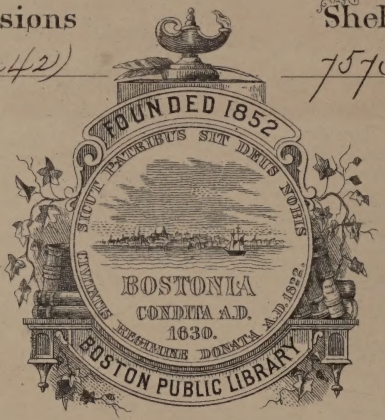

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The Robert Treat Paine Association.

ORGANIZED APRIL 9TH, 1890.

BOSTON.

18

PEOPLES INSTITUTE . . .	No. 1171 TREMONT STREET.
PEOPLES COFFEE HOUSE . .	No. 1173-5 TREMONT STREET.
WINDSOR HOME FOR AGED WOMEN .	No. 70 WINDSOR STREET.
ASSOCIATED CHARITIES AND WORKING GIRLS CLUB, . . .	No. 401 SHAWMUT AVENUE.
TRINITY HOUSE	No. 13 BURROUGHS PLACE.

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B.76.
(24.24.2)
Feb. 21, 1891.

Agreement of Association.

We, whose names are hereto subscribed, do, by this Agreement, associate ourselves with the intention to constitute a corporation according to the provisions of the one hundred and fifteenth chapter of the Public Statutes of the Commonwealth of Massachusetts and the acts in amendment thereof and in addition thereto.

The name by which the Corporation shall be known is The Robert Treat Paine Association.

The purpose for which the Corporation is constituted is, to found a Christian Charity, to promote the spiritual, moral and physical welfare of the working classes, by caring for persons in distress, by cultivating kindlier relations between rich and poor, by building or maintaining Workingmen's Institutes, Working Girls' Clubs, Temperance Restaurants, Homes for the Aged, Reading Rooms, Libraries, Schools for Manual Training, or Model Homes for the people, by fostering Church services, Schools, Charities or Missions, or by whatever other means may contribute to the well-being of the working classes.

The place within which the Corporation is established or located is the City of Boston, within said Commonwealth.

The amount of its Capital Stock is no dollars.

The par value of its shares is no dollars.

The number of its shares is none.

In Witness Whereof, we have hereunto set our hands, this 24th day of March, in the year eighteen hundred and ninety.

ROBERT TREAT PAINE,
LYDIA LYMAN PAINE,
EDITH P. STORER,
JOHN H. STORER,
ROBERT TREAT PAINE, Jr.,
SARAH C. PAINE,
MARIANNE PAINE,
HELEN PAINE.

The agreement shall state that the subscribers thereto associate themselves with the intention of forming a Corporation, the name of the Corporation, the purpose for which it is formed, the town or city, which shall be in this Commonwealth, in which it is located, and if it has a capital stock, the amount thereof and the number and par value of its shares, which par value may be either twenty-five, fifty, or one hundred dollars. The name shall be one not previously in use by an existing Corporation, shall indicate that it is a Corporation or Company, and shall be changed only by Act of the General Court. — Public Statutes, Ch. 115, Sect. 3.

Organization of
The Robert Treat Paine Association.

APRIL 1ST, 1890.

The first meeting of the members of The Robert Treat Paine Association was held on the First day of April, 1890, at 2 P. M., at 6 Joy Street, in Boston.

All the eight members of the Association were present.

The Corporation was duly organized by the adoption of the Code of By-laws on page 5, and the election, by ballot, of the following officers :—

Board of Trustees.

ELECTED APRIL 1ST, 1890.

President,

ROBERT TREAT PAINE.

Clerk,

JOHN H. STORER.

Treasurer,

ROBERT TREAT PAINE, JR.

LYDIA L. PAINE. | EDITH P. STORER.

The Certificate of Organization was duly made and signed, and submitted, together with the Records of the Corporation, to the Commissioner of Corporations ; all of which received his approval.

The said Certificate was duly filed in the office of the Secretary of the Commonwealth, who thereupon issued to the Corporation the following

Certificate of Incorporation.

No. 4,065. COMMONWEALTH OF MASSACHUSETTS.

BE IT KNOWN, That whereas Robert Treat Paine, Lydia Lyman Paine, Edith P. Storer, John H. Storer, Robert Treat Paine, Jr., Sarah C. Paine, Marianne Paine and Helen Paine, have associated themselves with the intention of forming a Corporation, under the name of "The Robert Treat Paine Association," for the purpose of founding a Christian Charity, promoting the spiritual, moral, and physical welfare of the Working Classes, by caring for persons in distress, by cultivating kindlier relations between rich and poor, by building or maintaining Workingmen's Institutes, Working Girls' Clubs, Temperance Restaurants, Homes for the Aged, Reading Rooms, Libraries, Schools for Manual Training, or Model Homes for the People, by fostering Church Services, Schools, Charities, or Missions, or by whatever other means may contribute to the well-being of the working-classes, and have complied with the provisions of the Statutes of this Commonwealth, in such case made and provided, as appears from the certificate of the President, Treasurer, Clerk and Trustees of said Corporation, duly approved by the Commissioner of Corporations, and recorded in this office.

NOW, THEREFORE, I, Henry B. Peirce, Secretary of the Commonwealth of Massachusetts, do hereby certify that said Robert Treat Paine, Lydia Lyman Paine, Edith P. Storer, John H. Storer, Robert Treat Paine, Jr., Sarah C. Paine, Marianne Paine, and Helen Paine, their associates and successors, are legally organized and established as, and are hereby made, an existing corporation under the name of THE ROBERT TREAT PAINE ASSOCIATION, with the powers, rights and privileges, and subject to the limitations, duties, and restrictions which by law appertain thereto.

SEAL

WITNESS my official signature hereunto subscribed, and the seal of the Commonwealth of Massachusetts hereunto affixed this ninth day of April, in the year of our Lord one thousand eight hundred and ninety.

HENRY B. PEIRCE,
Secretary of the Commonwealth.

By-Laws.

SECTION 1. Any person may become a member of this Association by the vote of three-fourths of the members present at any meeting, provided that the number of members shall be limited to twenty.

SECT. 2. The officers of this Association shall be a President, Treasurer, Clerk, and a Board of Trustees of not less than three nor more than seven members, including said other officers, all of whom shall be *ex-officio* members of said Board.

SECT. 3. The Board of Trustees and officers named in Section 2, shall be elected by ballot at the Annual Meeting, to hold office for one year, and until their successors are chosen.

SECT. 4. The Clerk shall notify the members of times and places of meeting, attend the same, keep a correct record of the transactions of this Association, and shall perform such other duties as pertain to his office.

SECT. 5. It shall be the duty of the Treasurer to collect all moneys due this Association, to pay all bills, and present a full statement of his account at the Annual Meeting.

SECT. 6. The Board of Trustees shall have the entire charge of the affairs, interests, and property of this Association. Meetings of the Board shall be held at such time and place, and called in such manner as the Board of Trustees shall from time to time determine, or as the President shall direct.

SECT. 7. The Annual Meeting of this Association for the choice of officers and other business shall be held on the first Tuesday in April, at such time and place as may be fixed by the Board of Trustees or by the President. Special meetings may be called at any time by the President, and shall be called by the Clerk at the written request of three members, or whenever the Board of Trustees shall direct, to be held at such times and places as said President, Board, or three members, shall fix. Notice of the Annual or any special meeting shall be given by delivering or mailing such notice to each member, or leaving the same at his place of residence, at least three days before the date of the meeting.

SECT. 8. Three members shall constitute a quorum of this Association, or of the Board of Trustees.

SECT. 9. Vacancies occurring from any cause in the Board of Trustees, or in any office, may be filled by the Board of Trustees.

SECT. 10. These By-Laws may be changed by a vote of two-thirds of the members present at any meeting of this Association, provided the Clerk in the call for the meeting shall have given notice of the proposed change.

Deed of Endowment.

APRIL 29TH, 1890.

Know all Men by these Presents, That we, Robert Treat Paine, of Boston, in the County of Suffolk and Commonwealth of Massachusetts, and Lydia Lyman Paine, his wife, in her own right, in consideration of the sum of Ten dollars to them paid by THE ROBERT TREAT PAINE ASSOCIATION, a Corporation duly organized under the laws of Massachusetts, the receipt whereof is hereby acknowledged, and in the execution of a purpose long cherished by us, do hereby give, grant and convey unto THE ROBERT TREAT PAINE ASSOCIATION aforesaid, the four estates in the City of Boston aforesaid, and named, numbered, bounded and described as follows:

First. THE PEOPLES INSTITUTE estate numbered 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175 on Tremont Street, and comprising lots numbered 4, 5, 6, and 7 on a plan drawn by Garbett and Wood, dated September 22, 1883, and recorded with Suffolk Deeds, Lib. 1615, fol. 441, and bounded and described as follows: South-easterly on said Tremont Street, one hundred and forty (140) feet; north-easterly on land of William and Edward Seaver, one hundred (100) feet; north-westerly on land of Herthel and of Sullivan, one hundred and twenty-nine and seventy-eight one-hundredths ($129\frac{78}{100}$) feet, and south-westerly on Culvert Street, one hundred and fifty-two one-hundredths ($100\frac{52}{100}$) feet. Containing thirteen thousand four hundred and eighty-nine (13489) square feet, subject to a right of way in a five feet passage-way, as shown on said plan. Subject also to five (5) leases, and subject further to and with the rights created by a party wall agreement with William and Edward Seaver, dated June 21, 1889, and recorded with Suffolk Deeds, Lib. 1886, fol. 449.

Being all and the same premises conveyed to said Robert Treat Paine by the deed of Jenner W. Bird, executor and trustee, dated June 7, 1889, and the deed of Mary F. Dean, dated May 2, 1889, and recorded with Suffolk Deeds, Lib. 1881, fol. 386 and 385 respectively.

Second. The Windsor Home for Aged Women estate numbered 70 on Windsor Street, and bounded and described as follows: South-easterly by lot 48 on Windsor Street, on the plan hereinafter referred to, ninety (90) feet; north-easterly by said Windsor Street, twenty-four (24) feet; north-westerly by lot 50 on said plan, ninety (90) feet, and south-westerly by lot 37 on Sterling Street on said plan, twenty-four (24) feet.

Being lot 49 on the westerly side of Windsor Street as laid out on a plan drawn by George L. Richardson, dated May 1, 1866, and recorded with Suffolk Deeds at the end of Lib. 951, containing two thousand one hundred and sixty (2160) square feet.

Being all and the same premises conveyed to said Robert Treat Paine by the deed of George F. Hammond, dated April 7, 1883, and recorded with Suffolk Deeds, Lib. 1592, fol. 586, and subject to the restrictions therein referred to, and with a right of way from the rear of said lot to Warwick Street.

Third. The Working-Girls Club estate numbered 401, on Shawmut Avenue, and bounded and described as follows: Beginning at a point on said Avenue distant fifty (50) feet north-easterly from Brookline Street, thence running northwesterly in a line at right angles with said Avenue, one hundred (100) feet to Newland Street; thence turning at a right angle and running north-easterly by said Newland Street, seventeen (17) feet and three (3) inches; thence turning at a right angle and running south-easterly, fifty-seven (57) feet, four (4) inches; thence north-easterly again at right angles with the last described line, four (4) inches; thence south-easterly again in a line parallel with the first described line, thirteen (13) feet, two (2) inches; thence north-easterly again at right angles with the last described line, seven (7) feet, four (4) inches; thence south-easterly again in a line parallel with the first described line, twenty-nine (29) feet, six (6) inches, to Shawmut Avenue, and turning at a right angle and running south-westerly by said Avenue twenty-five (25) feet to the point of beginning. Containing one thousand nine hundred and fifty-eight (1958) square feet of land.

Being the same premises conveyed to said Robert Treat Paine, by the deed of Winsloe, dated April 5, 1886, and recorded with

Suffolk Deeds, Lib. 1749, fol. 633, subject to the provisions contained in a certain deed from the Shawmut Avenue Congregational Society to John W. F. Hobbs, dated November 8, 1852, recorded with Suffolk Deeds, Lib. 640, fol. 228, and also subject to a mortgage upon said premises given by Nathan B. Cloudman to Abby E. Taylor, dated September 13, 1876, and recorded with Suffolk Deeds, Lib. 1351, fol. 276, upon which mortgage there is now due five thousand dollars.

Fourth. The Trinity House estate numbered 13, on Burroughs Place, and bounded and described as follows: Easterly by said Place, twenty-three (23) feet, nine (9) inches; southerly by a house and land by a line running through the middle of the brick partition wall, one hundred and seven (107) feet, three (3) inches; westerly by land now or late of Nutting in part, and partly by land now or late of Davis, twenty-five (25) feet, eight (8) inches; northerly by land now or late of said Davis, thirty-five (35) feet, nine (9) inches; westerly by land now or late of said Davis, twenty-two (22) feet, seven (7) inches; northerly by land now or late of Dix, thirty-five (35) feet; easterly by leased land, to remain open, eight (8) feet, one (1) inch, and northerly by the same, thirty-nine (39) feet, or however otherwise bounded or described.

Meaning and intending hereby to convey all and the same premises described in, and all the rights of ways and rights of drainage mentioned in the deed from True M. Ball to Abner Kingman, dated November 1, 1854, and recorded with Suffolk Deeds, Lib. 672, fol. 173. And any and all interest which the said Kingman had at the time of his decease, in and to a lease given by George W. Gage to said Ball for one thousand years, by deed of said Gage recorded as aforesaid Lib. 621, fol. 181. And in and to a strip of land at the head of Burroughs Place, about eight (8) feet wide and sixty-four (64) feet long, which lies westerly of a line parallel to and four (4) feet distant from the easterly line of Burroughs Place, and subject to the terms and conditions of said lease, and to the declaration recorded with said Deeds, Lib. 650, fol. 49, and all right in and to a strip of land about five (5) feet wide and sixty (60) feet deep, being the outlet into Hollis

Street of the five (5) feet passageway in the rear of the estate, subject to the easements lawfully existing over the same.

Being all and the same premises conveyed to said Lydia Lyman Paine by the deed of Amos W. Stetson, executor, dated August 26, 1881, and recorded with Suffolk Deeds, Lib. 1535, fol. 483.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to THE ROBERT TREAT PAINE ASSOCIATION aforesaid, and its successors and assigns forever:

Upon the trusts and for the purposes and with the powers following, that is to say:

To hold said premises and all property at any future time added to or substituted for the same by investment of income, or by gift, or by sale, mortgage or otherwise in any manner, as a

Perpetual Trust Fund,

and to manage, lease, mortgage, sell and convey, invest and re-invest the same; and to collect and apply the income of the same to and for the charitable purposes for which said Corporation was constituted: —

Except and provided, however, that said grantors during their joint lives, and the survivor of them during his or her life, shall have the power to direct in writing from time to time for which of said purposes and in what proportions therefor all or any part of said property or income shall be used and applied.

No mortgagee or purchaser shall be responsible for the application of any proceeds of any mortgage or sale.

And we do hereby, for ourselves and our heirs, executors and administrators, covenant with THE ROBERT TREAT PAINE ASSOCIATION aforesaid, and its successors and assigns, that the granted premises are free from all incumbrances made or suffered by us,

except as aforesaid; and that we will, and our heirs, executors and administrators shall, warrant and defend the same to THE ROBERT TREAT PAINE ASSOCIATION aforesaid, and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under us, except as aforesaid, but against none other.

In Witness Whereof, We, the said Robert Treat Paine and Lydia Lyman Paine in her own right and also in token of her release of all right of or to both Dower and Homestead in the granted premises, hereunto set our hands and seals, this twenty-ninth day of April, in the year one thousand eight hundred and ninety.

ROBERT TREAT PAINE, [SEAL.]
LYDIA LYMAN PAINE, [SEAL.]

COMMONWEALTH OF MASSACHUSETTS.

SUFFOLK, *ss:* *April 29th*, 1890.

Then personally appeared the above-named Robert Treat Paine and acknowledged the foregoing instrument to be his free act and deed.

Before me,
STEPHEN C. WRIGHTINGTON,
Justice of the Peace.

BOSTON, April 29th, 1890, at 3 o'clock and 52 minutes, P. M. received and entered with Suffolk Deeds, libro 1932, page 490.

Attest:
THOS. F. TEMPLE,
Register.

Wishes of the Founders of The Robert Treat Paine Association.

We have created and endowed this Trust in order to devote a portion of what God has entrusted to us to the service of Him and of mankind.

We wish to continue and make secure the annual gifts which for some years we have been accustomed to give, and for this purpose we have endowed this Charitable Corporation with estates which yield an adequate income.

We have conveyed to it five estates in Boston, of which one was built as an investment, and four were bought or built to maintain certain charitable works, which, in the present condition of social life in Boston, seem especially needed.

We desire to make provision for their support so long as they may be found to do good, and until better methods may be found.

Finally it is our supreme wish that our children and our children's children, all of them who will, may be united in the execution of this Trust, and may feel it a privilege and a pleasure to strive to make this Trust as largely useful as possible by thoughtful devotion to the interests, not only of persons in distress, but especially of working people.

May we all feel profoundly our responsibility, both to the very poor, whose hard lot demands our supreme solicitude, and also towards the great mass of honest, industrious, hard-working men and women.

The elevation of working men is the hope of the world.

May this Trust, with the various institutions belonging to it, lead its managers to study the best methods of dealing

with distress, so that while genuine need may be judiciously and tenderly relieved, all persons in want, whenever it is possible, and their children also, may rise to a happier lot; — and also to study all measures to ameliorate the condition of the working classes; especially any measures to give them fitter education, with technical skill and manual training, to provide for them healthier and happier homes, to make it easier and more habitual for them to own their own homes; any measures to increase their earnings, and to shorten their hours of labor; — and, in short, any and all measures to secure for them lives fuller of comfort, culture and of noble aspiration.

The time has come when they to whom God gives control of their own time owe a good part of it to their less favored fellow men. They must study social problems in all phases; they must be eager to aid every wise effort to improve the condition of the masses of the people, by time, by zeal, by money, and always by genuine sympathy.

Earnestly do we hope that our children and descendants will value the privilege, and be ready to assume the duty of managing this Trust, and that they will be elected to be members of the Corporation as they come of age; and that associating with themselves, from time to time, other helpful persons, as may be found expedient, they will strive to make it a permanent power for good in this our native and beloved Boston.

The happiest and most useful, the noblest career on earth is to be workers for the welfare of mankind, and joining zealously in all efforts to uplift the world, so to become fellow-workers with God.

ROBERT TREAT PAINE,
LYDIA LYMAN PAINE.

April 29th, 1890.

Directions of the Founders as to the Use of the Trust Estates and Income.

In the exercise of the powers reserved to us in the Deed of Endowment, we direct the Trust Estates of THE ROBERT TREAT PAINE ASSOCIATION and the income of them to be used and applied for the present as follows, namely: —

Trinity House

We wish to be devoted to the use of the charities of Trinity Church, so long as the Church desires it for this purpose and gives the sum of $550 each year in January for the support of the native missionary in China, whom we have supported there for several years past, or of such other foreign missionary as we may select; and also gives $250 to be added to the charity fund to be expended in Trinity House, in such manner as we shall direct.

The Windsor Home for Aged Women

We wish to be devoted to poor and worthy aged women, and for the present to be under the wise and tender charge of Mrs. Rachel Allen, so long the Missionary of Trinity Church. We especially commend to her certain aged women now under her care, and also such other aged women as we may place in her charge, some of them women with dependent children; appropriating for this purpose one-half of the estate, or $400 a year, and the other half, or $400 a year, we direct to be given to relieve distress among the poor.

The Associated Charities and Working Girls Club Building

No. 401 Shawmut Avenue, we wish to be devoted to the joint use of these two organizations as follows :—

The Associated Charities shall have the free use of the main story, with rooms warmed and cared for by the janitor, every week-day until 6 P. M.

The Girls' Club shall have the free use of the rest of that story, and of all the rest of the house, subject for the present to the burden of providing $100 a year for the repairs, and $275 a year for the interest upon the mortgage of $5,000 on the estate, until the mortgage is paid off by us.

The Peoples Institute Estate

Nos. 1171, 1173, 1175 Tremont Street, we wish to be devoted to the benefit of the working classes, in whatever way experience may show to be most useful to them.

For the present we devote the two stores upon the main floor to the Peoples Coffee House, and desire that it may be made useful not merely as a Temperance Coffee House and resort for innocent amusement, but especially as a school to educate the people in arts of domestic economy, namely, selecting economically and preparing healthfully the most judicious articles of food.

The two upper stories we devote to the Peoples Institute, where reading-rooms, social-rooms, amusement-rooms and class-rooms shall give a hearty welcome to workingmen, and all the various methods of making such an Institute useful may be put in execution, seeking always, as far as possible, the cordial co-operation of the members. We hope that this Institute may follow the example of the Wells Memorial, and may unite with that institution in devising measures for the increased happiness, welfare and elevation of workingmen.

Estimating the annual rental value of the estates belonging to the Trust at $11,000, we desire, therefore, for the present, to dispose of it as follows, viz. :—

To the Service of God, one-eighth part.

Salary of a Foreign Missionary	$550	
For the support of the Theological School, at Cambridge	500	
For gifts in and to Churches	450	
	——	$1,500

To the Service of the Poor, one-eighth part.

To the Associated Charities for the maintenance of Systematic Charity among the poor, in cash	$300	
And by partial use of 401 Shawmut Avenue	200	
To the Children's Aid Society	200	
The use of the Windsor Home for Aged Women, partly for the care of women within its walls, and partly for the relief of distress outside	800	
	——	$1,500

To the Service of the Working Classes, the rest.

For the support of the Peoples Institute by free use of rooms	$2,400	
By further Contributions in money	1,600	
For the support of the Peoples Coffee House by free use of rooms	2,000	
For the support of Working Girls Clubs, in cash	250	
By partly free use of rooms	250	
For other Charitable Gifts	1,500	
	——	$8,000
Of which a part should be devoted to improving the homes of working people, and fostering measures to promote their owning their own homes		
And a part to the introduction of industrial training for both adults and youths		
		$11,000

Earnestly do we wish that whatever is given for the service of God, may be so given as to sink the lines of division of men into sects; that whatever is given to relieve distress may be given in sympathy and with wisdom, and in such way as to aid the poor to rise out of their need; and that what is done for the working classes may aim to improve their permanent condition.

Finally we expressly declare that the details of this scheme are only suggestive and not obligatory, feeling sure that wiser methods will be discovered from year to year, and wishing the Association to feel free at all times to change the disposition of the income, and the uses of the estates, any of them, whenever it may be thought wise.

We also wish the Association to be free to borrow money, by mortgage of any of the estates or otherwise, in order to use such loans for any philanthropic purpose permitted by this Trust, and we especially express the wish that it may be found possible to use a part of the fund, or of such borrowed money, both to build and improve model homes for working men, either to be sold or rented to them on easy terms.

We commend this Association to the zealous labors and the sincere sympathy of the members who have joined to create it, or who may join it hereafter, and pray that in its humble way it may be blessed of God to our city, and may aid to create in all who shall be members of it a growing wisdom and devotion in philanthropic efforts to improve the world. May all our work be done in the firm faith that a loving God is very near to all His children, and has so ordered the world that it must grow better, and has put each of His children under the responsibility of doing all in his power to aid in this Divine Plan of Human Improvement.

ROBERT TREAT PAINE,
LYDIA LYMAN PAINE.

April 29th, 1890.

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Reference and Research Services

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(Feb., 1891, 20,000)

BOSTON PUBLIC LIBRARY.

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